

SNAPSHOT of HOME Program Performance--As of 12/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:				PJs in State:	38		
% of Funds Committed	94.74 %	94.75 %	17	96.48 %	39	36	
% of Funds Disbursed	89.63 %	89.45 %	18	89.00 %	56	47	
Leveraging Ratio for Rental Activities	3.74	4.65	15	4.81	42	41	
% of Completed Rental Disbursements to All Rental Commitments***	48.72 %	74.71 %	37	83.25 %	2	4	
% of Completed CHDO Disbursements to All CHDO Reservations***	33.33 %	61.74 %	34	70.99 %	3	5	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	70.15 %	76.42 %	33	81.75 %	16	17	
% of 0-30% AMI Renters to All Renters***	28.66 %	40.57 %	30	45.84 %	9	20	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.70 %	98.30 %	29	96.12 %	72	57	
Overall Ranking:				In State:	36 / 38	Nationally:	5 9
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$15,751	\$16,190		\$27,889	2,690 Units	22.00 %	
Homebuyer Unit	\$8,286	\$10,229		\$15,632	9,284 Units	76.00 %	
Homeowner-Rehab Unit	\$35,424	\$31,665		\$21,037	244 Units	2.00 %	
TBRA Unit	\$0	\$3,647		\$3,206	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Houston TX

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:
State:*
National:**

Rental	Homebuyer	Homeowner
\$43,848	\$50,351	\$35,353
\$58,916	\$63,083	\$34,305
\$99,461	\$78,568	\$23,907

CHDO Operating Expenses:
(% of allocation)

PJ: 1.4 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.86

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	6.8	5.4	9.4	0.0
Black/African American:	48.8	29.3	71.3	0.0
Asian:	1.7	1.6	0.0	0.0
American Indian/Alaska Native:	0.2	0.8	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.1	0.0	0.0	0.0
Black/African American and White:	0.0	0.1	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.4	0.8	0.0	0.0
Asian/Pacific Islander:	0.2	2.8	0.0	0.0

ETHNICITY:

Hispanic	41.8	59.1	19.3	0.0
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HOUSEHOLD SIZE:

1 Person:	29.7	13.5	54.1	0.0
2 Persons:	24.8	16.5	24.2	0.0
3 Persons:	20.6	22.6	9.4	0.0
4 Persons:	17.0	24.3	6.1	0.0
5 Persons:	4.8	14.4	3.7	0.0
6 Persons:	2.1	5.8	1.2	0.0
7 Persons:	0.4	2.0	0.8	0.0
8 or more Persons:	0.6	0.8	0.4	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	23.1	13.2	13.5	0.0
Elderly:	15.8	0.7	75.8	0.0
Related/Single Parent:	32.6	34.3	4.5	0.0
Related/Two Parent:	24.5	49.6	6.1	0.0
Other:	3.9	2.3	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	25.3	0.0 [#]
HOME TBRA:	1.8	
Other:	7.1	
No Assistance:	65.8	

of Section 504 Compliant Units / Completed Units Since 2001 74

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Houston

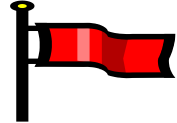
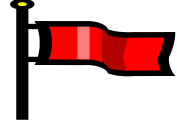
State: TX

Group Rank: 5
 (Percentile)

State Rank: 36 / 38 PJs

Overall Rank: 9
 (Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	48.72	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	33.33	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	70.15	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	99.7	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	1.61	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

